

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee Highways, WSCC
DATE:	27/11/18
LOCATION:	Land east of, Tye Lane, Walberton
SUBJECT:	WA/99/18/DOC Application for approval of details reserved by conditions imposed on planning reference WA/44/17/OUT relating to conditions 5, 9, 10, 11, 12 13, 16, 17, 24, 25, 27, 28, 30, 32, 33, 36, 41, 42 and 43.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☒ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Conditions

11 – Hard and Soft Landscaping

See 16 below.

16 – Refuse Strategy

An objection is raised. The swept path plan provided appear to show an overhang at the northern drives, when comparing this to the public open space landscape proposals it appears to show the overhang area would have timber bollards of 900mm high placed within the area.

Additional close up detail of the tracking should be provided to confirm if this is not the case, or if so the landscaping proposals amended to allow a refuse vehicle to overhang.

17 – Parking Details

An objection is raised – see condition 43.

41 – Travel Plan

An objection is raised to the discharge of condition; The TP has not been prepared in accordance with the WSCC Development Travel Plan Policy documents. I would direct the applicant towards the framework travel plan provided as part of the outline application and the comments provided within WSCC Highways response dated 31/7/2017.

It is noted that although the applicant has included the commitment to reducing the 12-hour vehicle trip rate, they have used census data to derive the baseline rather than using the expected 12-hour trip rate from a TRICS assessment (the latter being the

robust and agreed way to calculate the expected trip rate for the no Travel Plan scenario). I would therefore ask them to revisit this as per our Development Travel Plans Policy document. They should clearly state what the 'no Travel Plan' 12-hour weekday vehicle trip rate is and, consequently, what the 5-year (with Travel Plan) target figure is.

42 – Parking Details

No objection is raised to the discharge of condition. The development is to provide a variety of on plot, frontage and visitor parking spaces that are located across the development.

43 – Cycle Parking

No information has been provided as to the cycle parking provision provided to houses that do not benefit from a garage e.g. dwelling numbers 63-66. This detail should be provided.

Conclusion

Objection – 11, 16, 17, 41 and 43.

No objection – 42.

West Sussex County Council – Planning Services